



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

CONSENT AGENDA

FEBRUARY 3, 2020

1:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Kevin Moore, *Chair*
Richard Six, *Vice Chair*
David Black
Bob Cunningham
Leon A. Olson
David R. Watkins
Dennis Whelan

CITY COUNCIL LIAISON:

Cathy Murillo

PLANNING COMMISSION LIAISON:

Roxana Bonderson

STAFF:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Matthew Ozyilmaz, Planning Technician
Mary Ternovskaya, Commission Secretary

Consent items are reviewed in a sequential manner as listed on the agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced, the item will be moved to the end of the agenda.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda.

Actions on the Consent agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent agenda reviewing member of the ABR may refer items to the Full Board for review.

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to ABR Secretary, PO Box 1990, Santa Barbara, CA 93102-1990 or email to ABRSecretary@SantaBarbaraCA.gov. Please note that the Board may not have time to review written comments received after 10 a.m. on the day of the meeting, however, it will be added to the project file and you are welcome to bring written correspondence to the meeting for distribution (provide 4 copies).

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at SantaBarbaraCA.gov/ABR. Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

PLANS & ADDITIONAL INFORMATION: If you have any questions or wish to review the plans, contact Matthew Ozyilmaz, ABR Planning Technician, at (805) 564-5399 or email MOzyilmaz@SantaBarbaraCA.gov.

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the ABR Secretary at (805) 564-5470, ext. 3308. If possible, notification at

NOTE: Agenda schedule is subject to change as cancellations occur.

least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

APPEALS: Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact Planning Division staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within 10 calendar days of the meeting at which the Board took action or rendered its decision.

NOTICE: On Thursday, January 30, 2020, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/ABR.

PLEASE BE ADVISED

CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

NOTICE OF LINKED DIGITAL PLANS

The City has now hyperlinked project plans into the agenda. If the project plan is available, you will see the address in the agenda displayed as a blue underlined text. To view the project plans, simply click on the blue underlined address.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

- A. [100 FREDERIC LOPEZ RD](#)**
Assessor's Parcel Number: 073-080-068
Zone: SP6-AIA/A-I-1
Application Number: PLN2019-00554
Owner: City of Santa Barbara
Applicant: Kenton Veeder

(Proposal for landscape alterations on a site developed for non-residential uses. Project consists of removing the existing turf landscaping and replace it with drought tolerant alternatives.)

Project Design and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Airport Design Guidelines. Project was last reviewed December 16, 2019.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**B. 18 ANACAPA ST**

Assessor's Parcel Number: 033-113-013
Zone: OC/SD-3
Application Number: PLN2019-00424
Owner: Richard V. & Margaret S. Gunner Community Property Trust
Richard Gunner & Margaret Gunner, Trustees
Applicant: Joe Wilcox

(Proposal for alterations to the area around an existing parking lot. Project proposes to replace previously removed landscaping, replace lighting, and add bicycle racks. No change in the number of parking spaces is proposed.)

Project Design and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Outdoor Lighting Design Guidelines.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 100 ADAMS RD**

Assessor's Parcel Number: 073-450-003
Zone: A-F/SD-3
Application Number: PLN2019-00441
Owner: City of Santa Barbara
Applicant: Patsy Price

(Proposal for a new masonry flood wall in the Appeal Jurisdiction of the Coastal Zone. Project entails replacing an existing chain link fence around the perimeter of the District facilities with a new 3-foot high reinforced masonry flood wall. Proposed wall to be installed with 3-foot iron posts with "spear tops" to serve as security fencing. The combined height of the wall and posts is 6 feet. Vehicular and pedestrian gate entrances to the site will be fitted for removable metal flood walls.)

Project Design and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Airport Design Guidelines. Project was last reviewed on November 11, 2019.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**D. 802 E COTA ST**

Assessor's Parcel Number: 031-233-001
Zone: C-G
Application Number: PLN2019-00046
Owner: Grassini Family Trust
Katie Grassini, Trustee
Applicant: Teri Malinowski

(Proposal to convert a single residential unit to a duplex on the third floor of an existing mixed use building. Project consists of the internal reconfiguration of floor area to provide a second residential unit. Also proposed is a new wrought iron security gate and fencing.)

Project Design and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines. Project was last reviewed on July 8, 2019.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**E. 733 W MISSION ST**

Assessor's Parcel Number: 043-122-001
Zone: R-2
Application Number: PLN2019-00472
Owner: Gilberto Rios Aguilar
Applicant: Ken Dickson

(Proposal for a new carport and site work on a site developed with a duplex. Project consists of permitting an as-built laundry facilities and patio, replacement of gravel driveway with pavers, conversion of an existing two-car garage to storage, relocation of a water heater, and construction of a new patio cover and wooden fence, a four-car carport, and screened trash area. Project will abate violations identified in enforcement case ENF2018-00688.)

Project Design and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines.

CONTINUED ITEM: CONCEPT REVIEW**F. 810 QUINIENTOS ST**

Assessor's Parcel Number: 017-163-002
Zone: M-I
Application Number: PLN2018-00633
Owner: Ramon Lazcano
Applicant: Steve Harrel, Architect

(Proposal to construct a two-story non-residential building on a site developed with a single residential unit. Project entails construction of a 1,340 square foot structure containing a 1,000 square foot warehouse, a 140 square foot office, and a 200 square foot loft to service the existing on-site business. Project proposes three parking spaces to accommodate both the business and the existing residence. Project requires Development Plan Approval findings for allocation of nonresidential floor area.)

No final appealable decision will be made at this hearing. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Haley/Milpas Design Manual, Outdoor Lighting Design Guidelines. Project was last reviewed on January 27, 2020.

PROJECT DESIGN APPROVAL**G. 329 ALAMEDA PADRE SERRA**

Assessor's Parcel Number: 031-392-025
Zone: R-2
Application Number: PLN2019-00040
Owner: Salvador & Maria E. Rodriguez
Applicant: Jan Hochhauser

(Proposal for two new residential duplexes. Project entails the demolition of an existing two-story single residential unit and the construction of two, three-story duplexes. Units will range in size from 2,676 to 3,962 square feet. Also proposed are eight assigned parking spaces, two guest parking spaces, and ten bike parking spaces. Site work includes new landscaping, driveways, courtyards, a pedestrian bridge over the motor court connecting the duplexes, and patios.)

Project Design Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Infill Design Guidelines, Outdoor Lighting Design Guidelines. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on January 27, 2020.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**H. 331 E VALERIO ST**

Assessor's Parcel Number: 027-121-011
Zone: R-2
Application Number: PLN2019-00507
Owner: Carina LLC
Applicant: CA Permits

(Proposal for replacement windows. Project consists of the replacement of 11 windows of various material with vinyl windows of the same size and location. No other exterior changes are proposed.)

Project Design and Final Approval are requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines. Project was last reviewed on December 2, 2019.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**I. 630 W ARRELLAGA ST**

Assessor's Parcel Number: 043-222-014
Zone: R-M
Application Number: PLN2019-00575
Owner: Housing Authority / City of Santa Barbara
Applicant: Thomas Moore

(Proposal for repair and maintenance on an existing four unit apartment complex. Project entails replacing 15 aluminum windows with vinyl, removal of an entry gate, one replaced entry door, and installation of a new concrete slab to serve the lower two units.)

Project Design and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines. Project was postponed on January 27, 2020.